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LAND PROJECT, RWANDA

**THIRD ANNUAL NATIONAL LAND RESEARCH AGENDA WORKSHOP:
PROCEEDINGS REPORT
FEBRUARY 2015
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EXECUTIVE SUMMARY

The USAID LAND Project, in partnership with the Rwanda Natural Resources Authority (RNRA) and the Institute of Policy Analysis and Research (IPAR-Rwanda), has hosted the third annual National Land Research Agenda (NLRA) workshop on January the 21st to 23rd 2015 at Lemigo Hotel.

The main objective of the NLRA workshop was to identify (from an initial long list of 63 research priorities suggested by different stakeholders, including Government, Private Sector, Civil Society Organizations, Universities and Research Institutions) critical land related research priorities that the LAND project will support in 2015-2016.

In addition to identifying research priorities, the NLRA workshop also provided platform for different researchers conducting studies on land issues to present their findings and get comments from a multidisciplinary audience.

Using a participatory approach commonly known as the “World Café” and taking into account a number criteria namely: a) relevance to the land/ land policy, b) potential to influence policy that will affect ordinary Rwanda citizens, c) cost and complexity of the research, d) other considerations or factors that might influence the choice of a particular topic (eg. topic being conducted by other researchers, law being amended), three following research priorities were identified by the workshop participants as the most crucial:

1. How can land use be optimized for settlement purposes in rural and urban areas?
2. Marginal land, limited access to agricultural inputs and reliance on rain-fed agriculture make small holder farmers vulnerable to the impacts of climate change and variability. What strategies are necessary to enhance the capacity of small holder farmers and communities to adapt to climate change
3. Assessing the efficiency of decentralized land administration system in terms of sustainability, transparency and delivery

Clear terms of references for these research priorities will soon be developed and a call for proposal will be published in local newspapers inviting interested institutions to submit their research proposals.

1. CONTEXTUAL BACKGROUND

1.1. Background

The LAND Project is a five year project supported by the United States Agency for International Development (USAID). The project's primary goal is to support Rwanda's long-term sustainability by strengthening the resilience of its citizens, communities, and institutions and their ability to adapt to land-related economic, environmental, and social changes.

The project assists the Government of Rwanda (GOR), civil society, and local communities, to achieve the following two objectives:

- i) Increased capacity of local Rwandan institutions to generate high quality evidence-based research on land-related issues that can be used by Rwandan citizens, civil society organizations, and Government;
- ii) Increased understanding of land laws, policies, regulations, and legal judgments on land-related issues by GOR officials, local civil society organizations, research institutes, and citizens

1.2. Introduction

In line with the objective of building the capacity of local research entities and civil society organizations to generate policy research related to land, the project has committed to hosting an annual National Land Policy Research Agenda (NLRA) workshop to identify critical land-related research priorities that the project will support.

It is in this regard that the LAND Project, Ministry of Natural Resources (MINIRENA), the Rwanda Natural Resources Authority (RNRA) under facilitation of the Institute of Policy Analysis and Research – Rwanda co-hosted the third annual National Land Research Agenda workshop on 21-23 January 2015 at Lemigo Hotel.

1.3. Purpose of the Workshop

The purpose of the NLRA workshop is to identify critical land related research priorities that the project will support in 2015-2016. During the workshop, a participatory process known as “World Café” was used to select three land-related research priorities that participants¹ consider to be the most urgent and potentially impactful research to inform land-related policy. The workshop also provided a forum for presenting existing empirical research on policy-relevant, land-related issues.

¹ GOR, civil society, research institutions, universities and private sector

1.4. Organization and Participation

The USAID LAND Project sent out a total of 80 invitations to selected land sector participants, including policy makers, civil society organizations, private sector, research institutes and universities. Actual attendance totaled 90² participants, including the representatives of the media. The workshop took three days and was facilitated by a research team from IPAR: John Rwirahira, Lillian Mutesi, and Roger Mugisha. Details of the three day workshop are presented in sections 2 through 6 of this report.

Day 1: 21st January 2015

2. ACTIVITIES

2.1. Welcome and Opening Remarks

The welcome and opening remarks were given by Peter Malnak, Mission Director, USAID/Rwanda and Emmanuel Nkurunziza, Director General, RNRA. Anna Knox, the USAID LAND Project Chief of Party, then outlined the LAND Project objectives, process and achievements made during the projects first two years of implementation.

2.1.1. Opening Remarks by Peter Malnak, USAID/Rwanda Mission Director

In his opening remarks, Peter Malnak recognized the Director General of RNRA, Government officials, USAID LAND project, civil society organizations, research institutes, fellow donors and other partners in attendance.

He noted that the NLRA workshop, organized each year, serves as a critical space to analyze and identify different issues that impact land policy in Rwanda. Most importantly, it helps to identify the land research priorities that will set the stage for the annual research subcontracts awarded by the LAND Project. He further highlighted the importance of land and land policy in building a sustainable economy due to the significant value land holds in the everyday lives of Rwandan citizens. Land is an engine for agricultural and economic growth; but as competition for land grows, it can also become a major source of conflict.

² See list of Participants in Annex 3



Mr Peter Malnak: USAID Mission Director while giving his opening remarks

One of the ways that the LAND Project seeks to build resilience and stability in Rwandan society is through efforts to reduce the threat of land-based conflict.

Mr. Malnak also emphasized that the research subcontracts awarded each year through the LAND Project offer not only the opportunity to conduct rigorous research on pressing land-related topics, but also stronger research institutions with more experienced local researchers. The strong capacity building component embedded in the subcontracts for the

local institutions that receive them is very important because it means that when the LAND Project concludes, these organizations will be equipped to continue this work on land on their own. It also means that policymakers will be able to rely on local researchers, making research more cost effective.

Furthermore, Mr. Malnak noted that with two project-supported studies now completed and three research projects currently underway, a robust foundation of evidence-based research on land is being established. He congratulated the organizations currently and previously conducting research: INES Ruhengeri, the Legal Aid Forum, the Institute for Legal Practice and Development, and the University of Rwanda for the hard work which will provide policy makers with the information and tools needed to develop and adapt policy to govern what is one of Rwanda's most precious resources, land.

Mr. Malnak concluded his remarks by mentioning that the U.S. Government is proud to partner with the Government of Rwanda and to co-host the third annual workshop dedicated to establishing Rwanda's most critical land-related policy research priorities. He looked forward to seeing the outcomes of the LAND Project's support to Rwanda-led research.

2.1.2. Opening Remarks by Emmanuel Nkurunziza, RNRA Director General

In his remarks, Mr. Nkurunziza, the Director General of the RNRA, highlighted the



Mr Nkurunziza Emmanuel: DG -RNRA giving his opening remarks at the Workshop

progress made by the GOR and its several agencies mandated with land management. He also echoed the importance of the workshop and the partnership between all stakeholders in identifying critical land related issues. He commended the USAID LAND Project for its contributions to land-related research and building the capacity of local researchers.

He recognized the collaborative efforts with the U.S. Government in addressing some of the development challenges and extended his gratitude on behalf of the GOR.

The Director General remarked that land remains a main source of livelihood for the majority of Rwandans, but Rwanda also happens to be the most densely populated country in Africa which presents a significant challenge for the government to manage land in a manner that does not compromise people's ability to sustain a living.

In order to address challenges related to land, he noted that there is a need to be creative in the way this resource is managed. Land seems to be a source of conflict as pointed out by many research studies, but it can also be an important factor for social cohesion if those issues are addressed. The Land Tenure Regularization process was highly consultative which helped to inform the policy. But there is need to take this forward through research- which is critical for economic growth. He commended researchers for their contribution to the national agenda and the LAND project for their support in linking research to policy making.

2.1.3 Overview of LAND Project by Anna Knox, LAND Project Chief of Party

The overview of the LAND Project was presented by Ms. Anna Knox, the LAND Project Chief of Party.³

In the overview, she underscored the importance of research in building social cohesion and improving lives of Rwandans. She appreciated the rate of attendance and representation from GOR, civil society, research organizations, universities, and the international community. She thanked USAID, RNRA, and IPAR for their respective roles to make the workshop successful.

³ Presentation is available on the CD of workshop materials distributed to participants.

She also reminded the participants that the LAND Project is in the third year of implementation with the annual workshop as one of the project's major activities. The



Ms Anna Knox giving her opening

NLRA workshop seeks to identify critical research priorities for informing the direction of land policy and law, in addition to sharing (preliminary) policy-relevant research findings by the project and other partners. The workshop also provides an opportunity for interaction, debate, and collaboration between the GOR, research Community, CSOs, and resource persons in the process of prioritizing suggested research themes contributed by workshop participants.

The project is a five year project, funded by the U.S. Government through USAID. Ms. Knox reminded participants of the overarching goal of the project, which is to support the GOR to build the resilience of Rwandan citizens and their ability to adapt to rapid change. Under this goal are two major objectives that guide the project: 1) to increase capacity of local Rwandan institutions to generate high quality, evidence-based research on land-related issues that can be used by the GOR, CSOs and Rwandan citizens, and 2) to increase understanding of land law, policies, regulations, and legal judgments on land-related issues by GOR officials, CSOs, and citizens.

Next, Ms. Knox detailed the elements of the LAND Project's Year 3 work plan, and concluded by outlining the major steps of the workshop and highlights of the methodology for selecting research priorities (see Annexes 1 and 3).

After the welcome and opening remarks, the core business of the first day, presentation of findings from different studies and discussion, kicked-off. Details are presented in the section that follows.

2.2. Presentation of the Findings from Various Studies

A total of four presentations were made on the first day of the workshop. These include:

- The Impact of Gendered Legal Rights to Land on the Prevalence and Nature of Intra and Inter Household Disputes: Preliminary Findings, presented by Dr. Charity Wibabara, Institute of Legal Practice and Development (ILPD);
- The Role of the Grassroots Mediations in the Effectiveness of Land Reform, presented by Mr. Tom Mulisa, Rwanda Initiative for Sustainable Development (RISD);

- Land Tenure Reforms and Local Government Revenues in Rwanda, presented by Dr. Fidèle Masengo, Deputy Chief of Party, LAND Project; and
- An Assessment of Citizen Vulnerability and Knowledge on Land Laws in Rwanda: Baseline Survey Results, presented by Ms. Mireille Ikirezi, M&E and Program Advisor, LAND Project.

2.2.1. Presentation 1: The Impact of Gendered Legal Rights to Land on the Prevalence and Nature of Intra and inter Household Disputes: Preliminary Findings, presented by Dr. Charity Wibabara, ILPD

Dr. Wibabara presented the preliminary findings from focus group discussions (FGDs) held to inform research being conducted by ILPD which is titled “The Impact of Gendered Legal Rights to Land on the Prevalence and Nature of Intra and Inter Household Disputes”. The FGDs were carried out in five selected districts: Kicukiro (Kigali City), Gicumbi (Northern Province), Rubavu (Western Province), Bugesera (Eastern Province), and Huye (Southern Province) to inform the research team on the development of the household survey instrument that will gather much more extensive data to inform the objectives of the study. Participants in each district FGD included: the representative of Women Council at District level, the Good Governance Officer at District level, Coordinator of Maison d’Acces à la Justice (MAJ), one representative of Abunzi, one representative of nongovernmental organization dealing with land disputes operating within the District and one Judge of Primary Court:

Objectives of the Study

The main objective of this study is to assess outcomes emanating from reforms to the legal framework that strengthen women’s land rights, including outcomes on disputes over land, and to investigate the channels women and men use to resolve such disputes and the effectiveness of those channels.

Summary of the information gathered from the preliminary FGDs

- Awareness of and compliance with statutory land rights vary among the different districts. Whereas the level of compliance is reported to be high in Kicukiro (Kigali City), it is not the case in other districts;



Dr Charity Wibabara presenting the preliminary findings of the ILPD study

- FGD participants report that men's and women's awareness about women's land rights is still limited;
- FGD participants reported that men do not appreciate changes brought by the land law and succession law in Rwanda, particularly in areas where custom and culture continue to dominate;
- Some men still think they should solely make decisions about land and that they should be the ones to benefit from the proceeds of the land; and
- Women do not fully enjoy rights to land because of men's resistance to changes. This situation is reported to be a source of land disputes in families between husbands and wives and between families.

Plenary Discussion

Following the presentation, workshop participants contributed several comments and questions, which are summarized as follows:

- Awareness of statutory land rights varies among the different districts. Women also contribute to their victimization, and many have not internalized the new norms of equal gendered land rights. In practice, women rarely benefit from the proceeds of land; they have equal rights to ownership, but not the money generated from cultivating.
- While awareness of women's land rights is low, it is increasing.
- Though women have rights over land, in practice, these rights are not always exercised.
- Whereas women may have equal right to receive *umunani*, they do not have rights to equal portions.
- Due to non-retroactivity of the law, women married before 1999 often cannot secure their rights.
- The Land Tenure Regularization program has also led to inter-household disputes (men's resistance to change due to observance of cultural norms leading to cases of GBV) and Intra household disputes (non-compliance to

inheritance as provided in the law leading to exclusion of women/girls from benefiting from umunani due to the scarcity of land)

- Despite the availability of many channels and mechanisms intended to solve land related issues (e.g. Umuvunyi, Human Rights Commission, *Maison d'Acces a la Justice* (MAJ), civil society organizations providing legal aid services, *Abunzi* and the ordinary courts), family mediation is one of the mechanisms that provides a durable solutions to inter- and intra-household disputes.

Key Recommendations and Conclusions

- The ILPD research team is trying to answer many questions; narrowing down the research questions may allow for more clarity.
- The team should consider refining the target of the questionnaire (i.e. who do you want to study?). The preliminary findings seem to contradict some of the research findings by RCN *Justice et Democratie*, the LAND Project gender and land assessment, and others, which have found that awareness is there, but it is the exercise of these rights which is not realized.

2.2.2. Presentation 2: The role of the Grassroots Mediations in Effectiveness of Land Reform by Mr. Tom Mulisa, RISD



Mr Tom Mulisa presenting presented findings on a study that RISD conducted

Mr. Mulisa presented findings on a study that RISD is currently conducting. This study is the first part of document series on “Rwanda Mediation Process Experience” that will contribute to the regional experiences documented under the EU-UN partnership on Land, Natural Resources and Conflict in Great Lake project, on the part of Rwanda. The study was carried out in Kamonyi and Musanze – referred to as ‘Case Study area’.

Objectives of the Study

The study had three main objectives: To identify the actual and potential actors in the mediation of land related disputes in Rwanda; To evaluate the methods used by these actors and focus on their strengths and weaknesses and the gaps in the provision of mediation in such disputes; and, To suggest how to address the identified gaps. As the study was mainly qualitative, the

research team carried out a total of 18 FGDs, with a total of 216 participants and 140 individual interviews (IDIs).

Study Findings

- The two case study findings showed that the most common actors involved the mediation of land related disputes in Rwanda are: *Abunzi*, family and neighbors, local leaders (cell, sector and district level), civil society, and MAJ.
- MAJ is ranked the least important because its role is perceived as initiating the court process rather than as a mediation body.
- The study's findings indicate that in addition to the official *Abunzi*, Rwandans believe that in accordance with tradition, family members and neighbors also offer important mediation services in land disputes.
- Based on the old tradition of "Gacaca", where most community issues were resolved by the community's elders, community members and local leaders continue to value other (formal and informal) mediation actors. This view was shared by Rwandan legal practitioners and academicians interviewed.
- Legitimizing the "informal" mediation support of other actors in addition to *Abunzi* is appreciated by community members.

Plenary Discussion

Participants in the plenary discussion raised the following questions:

- Does the methodology and criteria used to select the case studies impact the representativeness of the study findings?
- Does the study address the gender implications of the informal mediation process?
- What incentives does the government provide to the *Abunzi*?
- What is the nature and prevalence of the majority of issues reported to *Abunzi*? Are they land related, social, etc.?
- What is the level of coordination between actors (church, NGOs, local leaders) with respect to mediation?
- To what extent are mediators at grassroots level promoting access to equitable justice (concerns were raised in relation to social status of conflicting parties: (in some cases, mediators at grass roots level might favor wealthy/people with certain social consideration in the community rather than providing a fair justice?)
- Does the study include data gender disaggregated data?

Key Recommendations and Conclusions

- Traditional models for dispute mediation in Rwanda should be respected, even in the case of other ‘informal’ actors, including family and neighbors. Mediation should not be considered to be the sole responsibility of voluntary *Abunzi*;
- Legitimizing the ‘informal’ mediation support of other actors in addition to *Abunzi* is appreciated by community members. Informal mediation services allow ordinary citizens to reduce the time and limited resources spent in court procedures;
- *Abunzi* need more skills, incentives and basic materials to document and analyze their case load;
- Decisions from ‘informal’ mediators might be more unifying and less confrontational than court decisions; furthermore, the presence of *Abunzi* has resulted in fewer court cases and a reduced court backlog.
- There is still need for further exploration of the gender implications of the ‘informal’ mediation process;
- As a home grown solution, Rwanda’s mediation practice can be shared with the region as a mitigating tool.

2.2.3. **Presentation 3: Land Tenure Reforms and Local Government Revenues in Rwanda by Dr. Fidèle Masengo, Deputy Chief of Party, LAND Project**

Dr. Masengo presented the objectives and findings of a policy brief carried out by the LAND project to assess the impact of land tenure reforms on local government revenues. This study was carried out using both qualitative and quantitative approaches.

Objectives of the Study



Dr. Fidèle Masengo, Deputy Chief of Party, LAND Project presenting findings on a study LAND Project conducted

The purpose of this study was to determine the different land-based sources of public revenue generation provided for under the law and to determine the annual levels of revenue collection from these different sources since LTR was put in place. To achieve this objective the study focused on the three main land related revenue sources in Rwanda: fixed asset tax- collected on all land with title deeds, annual land lease fees- collected on all registered land with lease certifications- both commercial and residential, and agricultural land if larger than 2 hectares, and other related land fees- transactions on land and land services, permits, notary fees, etc. In addition, the study also set out to ascertain the factors that have facilitated revenue collection efforts and what factors

have hindered them, and proposed key policy recommendations to improve revenue collection. This study

Study Findings

- During the LTR program, more than 10.4 million parcels were registered following demarcation of the plots, more than 6 million titles were issued, and a facility was established to pay property tax and lease fee in installments instead of a lump sum. Based on this information, it was widely believed that LTR would increase land based revenues;
- Overall, opportunities for improved revenue collection post LTR increased given that all land is registered in Rwanda, there is a clear legal and regulatory framework on property tax and land lease fees, and the political will to reform property taxation system exists;
- Challenges to revenue collection arising out of the LTR period include: a lack of adequate records of all taxable property and land parcels for lease fee at district level; inefficient land revenue collection systems; lack of valuation rolls; lack of institutional coordination in sharing land related records to facilitate land revenue collection; and lack of awareness of the property tax scheme among taxpayers and confusion about who should pay;
 - Of 14 sources of district revenue, fees on lease of land generated the highest share of revenues, followed by rental income tax and trading tax collection;
 - In Kayonza, land-based revenue collection in 2013-2014 increased compared to land-based revenue collection in 2012/13 though this amount represents only 40% of the target revenue collection from land lease; and
 - There is a difference between rural and urban districts when it comes to revenue collection (urban districts collect more revenues due to high urban land tax rates and types of land use).

Plenary discussion

Some of the questions and comments raised in the plenary discussions include:

1. Distributions (%) of land related collected revenue between central and local government
2. Concern on how revenue is collected on government owned land e.g the marsh lands was raised.
3. Who actually pays taxes? Who determines the rates and what are the criteria followed?

4. Are there mechanisms to decentralize land related tax collection services for people living far from financial institutions? (How to motivate people to pay taxes when the cost of transport to the nearest financial institution is higher than the actual tax).
5. Methodological aspects: What are the selection criteria of the 15 districts and the variations across the districts and what are the causes?

Key Recommendations and Conclusions

LTR completion represents a huge potential to increase land- based revenues. For this to happen, some key recommendations are proposed:

- Sensitise and raise awareness of potential tax payers (for property tax) and lessees (for land lease), so they can know their obligations;
- Define each institution's (district, RRA, etc.) roles and responsibilities in land based revenue collection;
- Establish cadastral data sharing system between RNRA and districts;
- Develop a uniform land-based revenue information system in all districts;
- Integrate the land based revenue information system into the digital land register (LAIS);
- Establish valuation rolls with the help of the Rwanda Institute of Real Property Valuers (IRPV) to ease property valuation
- Finalize all detailed land use plans currently being developed – this would help avoid the existing confusion of who should pay and what amount?

2.2.4. **Presentation 4: An Assessment of Citizens Vulnerability and Knowledge on Land Laws in Rwanda (Baseline survey) by Mireille Ikirezi, M&E and Program Advisor, LAND Project**

Ms. Ikirezi started her presentation mentioning that the aims of the research were to



collect baseline information that would inform two indicators in the LAND Project's M&E Plan. These indicators assess the project's contribution to building resilience of Rwandan communities (indicator 3⁴) and citizen understanding of land

⁴ In addition, women and men in target districts who report that changes in land-related policies affect their vulnerability (e.g. to dispossession from their land, encroachment, fluctuations in market prices, droughts, crop diseases, etc.)

Ms. Mireille Ikirezi, M&E and Program Advisor, LAND Project, presenting findings from a baseline study LAND Project conducted

laws and their rights to land (indicator 12⁵). The study also aimed to gain a richer picture of the sources of vulnerability among rural Rwandans in order to better inform the types of policies, laws and programs in Rwanda that may enhance resilience, and to identify gaps in legal knowledge on land in order to improve targeted communications efforts carried out by the project and other stakeholders.

The study was carried out using a multi stage random sampling approach in four sectors: Kinyababa Sector, Burera District (Northern Province), Kigembe Sector, Gisagara District (Southern Province) Rwinkwavu Sector, Kayonza District (Eastern Province) and Bigogwe Sector, Nyabihu District (Western Province).

Study Findings

- Environmental, production, market and land tenure risks all play a role in contributing to vulnerability, though crop loss, drought, price shocks and crop disease are the leading causes of vulnerability;
- Among land tenure risks, the leading source of insecurity arises from fears of acquisition of private land (mainly by government) followed by anticipation of engaging in a land dispute;
- Most other sources of tenure insecurity are not felt at alarming levels, though in terms of lacking possession of a certificate, having one's name on the certificate, and having one's plot demarcated, women are more vulnerable than men. This would appear to be the case despite legislation requiring couples married in civil unions under a community of property regime to jointly register their land;
- Rwanda's rural population has a reasonably strong knowledge of land laws (89.3%);
- There is a lingering gender gap in legal awareness on land matters, even though women's legal awareness is sound with 86.3% of female respondents compared to 93.5% of male respondents; and
- There is evidence to suggest that age and education levels have a significant impact on awareness of the land law and rights with the younger and more educated having more accurate knowledge.

Plenary discussions

Some of the questions and comments raised in the plenary discussions include:

⁵ **Indicator: No. 12:** Percent of target population (women and men) who demonstrate improved understanding of the law and their rights

- Concern was raised on the research time frame (the reference period covered) to avoid ambiguity
- Conceptual framework: clear definition of vulnerability and consensual unions in the context of the study. Issues of gender awareness and its implication were raised:
- The study highlighted that 93 % men and 83% women are aware of land related laws- overall what will it help to be more aware than this? As a matter of advocacy how do we balance between raising awareness of women's rights on one side and changing behavior on the other (does more awareness make women exert more rights, especially on land rights). Is there any direct correlation between awareness, knowledge and the way of life?
- On Awareness and knowledge: issues were raised between having heard of the land law vis-a- vis knowing what is provided by the law. Does awareness imply knowledge?
- It would have been interesting to know the reason behind some of the expressed perceptions by the respondents (why do some people think government will take their land? Why would partners in the same household have different perceptions on vulnerability?)

2.3. Closing of the First Day of the Workshop

At the end of day 1, Anna Knox thanked all participants for their active exchange and participation between all the stakeholders before giving a brief recap of the day as well as a brief introduction of the next day highlighting how the small groups will work in their different clusters.

3. ACTIVITIES

3.1. Presentation of top land-related research priorities as defined by stakeholders

Dr. Jabavu Nkomo, Senior Climate Change and Research Advisor, LAND Project, initiated activities for the second day with a presentation of the land related research priorities as defined by the stakeholders. The purpose of this presentation was to briefly



Dr. Jabavu Nkomo, Senior Climate Change and Research Advisor, LAND Project presenting the land related research priorities

take all the participants through the list of 63 proposed topics before detailed discussions in the small groups.

In his presentation, Dr. Nkomo briefly read and explained each of the proposed research priorities. He mentioned that the total number of research proposed by different stakeholders was 63, grouped into six clusters as reflected in Table 1⁶. It was also noted that Cluster 4 actually contained two distinct themes, gender and climate change, but were merged because the priorities under each of those themes were fewer and the prioritization exercise would be more manageable with fewer small groups working with approximately the same number of research priorities.

During this session, some participants proposed some rephrasing of priorities. These suggestions as well as other requests for detailed clarifications on specific research topics were requested to be considered in the small group sessions for further discussion.

⁶ See detailed list in annex 1

Table 1. List of clusters and respective research priorities

Cluster	Number of proposed research priorities
Cluster 1- Land, Agriculture Development and Investment	15
Cluster 2- Land use, Settlement and Affordable Housing	11
Cluster 3- Land Valuation, Land Market and Off-farm Income Generating Activities	6
Cluster 4- Land rights, Gender, Climate Change and Environment Protection	12
Cluster 5- Impacts and Awareness of Land-related Laws	9
Cluster 6- Cluster 6. Land Administration, Management and Service Delivery	10

3.2. Explanation of methodology for selecting research priorities

Before the plenary group was divided into smaller groups for research prioritization, the methodological approach to be used in the small groups and in the world café was explained by Anna Knox. She emphasized the three stage approach: small group formation, world café and validation of the selected research priorities.

3.2.1. Small group formation

All participants were invited to divide themselves into six small groups, one group per cluster presented in Table 1 above. Participants were allowed to select the cluster they wished to discuss, however in cases where clusters were extremely large, some participants were asked to move into groups with fewer participants to ensure that group sizes were manageable and that all clusters had relatively equal participation. Each small group was then tasked with selecting a facilitator/presenter and rapporteur. The facilitator/presenter was to lead the group discussion and was required to stay-behind explaining to other group members the process that led to the selection of the two/three research priorities. The role of the rapporteurs was to capture key discussion points in their respective groups that would then be delivered to the IPAR team.

The small groups were first tasked with reviewing the proposed research topics within their respective clusters, eliminating duplicates, reformulating and merging similar topics and adding any topics that the group felt were critical to the cluster theme.

Using a scale of 1 (very low) to 5 (very high), each group assessed the clustered research topics according to three main criteria: relevance to land and land policy, potential for the research to influence the lives of ordinary Rwandan citizens or the vulnerable, and cost and complexity of the research (where in this case 1=Very costly/too complex 5=Good value). Group members were also invited to present other factors for consideration that would influence their choice or rejection of a particular topic. An overall score between 1 and 5 was then assigned to each topic (not necessarily a precise average). Using the overall scores assigned to each theme, the small groups then selected the top two themes and placed them on a flip chart. Cluster 4 was allowed to select 3 top themes given that this cluster represented a merging of three disparate themes (climate change, gender, and land rights

3.2.2. World café

Under the facilitation of the “stay behind group facilitator” the world café process was used to allow groups share the outcomes from their internal discussions. During this process, each cluster rotated around the room to visit each of the six research clusters to cast their vote for the most important research priorities. Each group facilitator explained to the visiting groups how the 2-3 priorities were chosen and why. After the explanations from facilitators, visiting group members individually rated the selected themes using colored dots (blue = “I endorse this theme as a priority”; yellow = “I am ambivalent about whether this is a priority research theme”; red = “I do not think this theme is a priority for research”). Each member was only allowed to stick one dot per research priority. In addition to reviewing the selected research priorities, visiting group members were allowed to stick a blue dot on any other research priority that was not included in the top two or three selected research priorities but were judged by the individual to be more relevant and impactful. The process was repeated until all groups had voted on the six clusters, including their own.

3.2.3. Validation of the research priorities as selected by group members

After the world café process was completed, the conference organizers grouped the top priorities into 3 categories based on dot rankings.

- Priorities with mostly blue dots were considered as the “high priority”
- Priorities with mixed dots were considered as uncertain opinions worthy of further discussion
- Priorities with mostly red and yellow dots were classified as “low priority”.

This resulted in a selection of 19 research priorities as summarized in the table below

Table 2. Selected Research priorities before plenary discussions and validation

HIGH PRIORITY RANKING		
CLUSTER	TOPIC	SCORE
1. Land, Agriculture and development investment	How has the process of land certification impacted access to credit for agricultural investment?	B = 19 Y = 13 R = 9
	What are the innovative agricultural approaches given population growth and land scarcity in Rwanda?	B = 27 Y = 8 R = 0
TOPICS NOT PROPOSED BY TEAM MEMBERS BUT VOTED FOR BY OTHER PARTICIPANTS		
	How should land be effectively utilized and developed though small plots in a way that best benefits farmers and Rwandans in general?	B=4
	Q8+Q9 Merged to form: What is the effect of chemical and organic fertilizers on soil fertility and sustainable agriculture land use?	B=3
2. Land use, Settlement and Affordable Housing	How can land use be optimized for settlement purposes considering population growth in rural and urban areas?	B = 35 Y = 3 R = 0
	Upgrading informal settlements: how can informal settlement be upgraded in a sustainable manner? Which settlements can be upgraded?(that are not in hazard areas)?	B = 8 Y = 14 R = 14
TOPIC NOT PROPOSED BY TEAM MEMBERS BUT VOTED FOR BY OTHER PARTICIPANTS		
	Settlement and land Use: How can Rwandans move from building big individual houses to apartment living and maximize smaller areas of available land?	B=4

3. Land Valuation, Land Market and off-farm Income Generating Activities	Survey to determine the basis of land valuation, taxation, and pricing	B = 28 Y = 10 R = 2
	How can the available land information systems be effectively used for development purposes, spatial planning: resettlement, land market (buying and selling)?	B = 23 Y = 16 R = 4
4. Land rights, Gender, Climate Change and Environment Protection,	Marginal land, limited access to agricultural input and reliance on rain fed agriculture makes more smallholder farmers vulnerable to the impact of the climate change and variability. What strategies are necessary to enhance capacity of small holder farmers and communities to adapt to climate change?	B = 26 Y = 7 R = 4
	What is the status of land ownership in law and practice among women and men living in defacto and polygamous unions in Rwanda?	B = 15 Y = 16 R = 5
	What are the roles and rights of women and men in land access, use and control? How is this impacting women's and men's business development?	B = 6 Y = 17 R = 8
5. Impacts and Awareness of Land-related Laws	To what extent is the collected information on land up to date and accessible and what is needed to update it?	B = 10 Y = 15 R = 9
	What is the level of awareness among Rwandan citizens about land laws and administration? How do communities respect these laws?	B = 19 Y = 10 R = 5
TOPIC NOT PROPOSED BY TEAM MEMBERS BUT VOTED FOR BY OTHER PARTICIPANTS		
	Are local governments aware of the extension techniques of the land use consolidation program	B=7

	and how these techniques can improve implementation?	
	How can communication campaigns on effective land use and creation of off farm activities reduce land related disputes?	B=3
6. Land Administration, Management and Service Delivery	Assessing the efficiency of decentralized land administration system in terms of sustainability, transparency and service delivery	B = 32 Y = 4 R = 2
	What is the role and capacity of civil society in land policy and management in Rwanda?	B = 14 Y = 19 R = 5
TOPIC NOT PROPOSED BY TEAM MEMBERS BUT VOTED FOR BY OTHER PARTICIPANTS		
	<p>How can small plots of land owned by more than one sibling and acquired through inheritance be managed?</p> <p>Rephrased as:</p> <p>What is the impact of article 30 of the land law forbidding subdivision of agricultural plots if the result is one or more plots less than 1 hectare? To what extent are people subdividing informally, what is the effect on disputes, formal registration ability to transact in land (buy, sell, mortgage, Agriculture productivity)?</p>	B=6

Validation discussions on the above research priorities were held in plenary. The discussions focused not only on the research priorities that did not score high or mostly blue, but also on those topics which individuals felt were incorrectly left out of the final 2-3 priorities.

A detailed discussion of the above research priorities in the plenary session also revealed that some of the proposed priorities in Table 2 were the subject of on-going

research. Some of the specific discussions held are reflected in the table below.

Table 3. Key issues discussed on selected research priorities

Research priorities	Discussion held on the topic
Survey to determine the basis of land valuation, taxation and pricing	Currently, there is too much subjectivity in determining the basis for taxation. The law sets the tax ceiling in each district, but then the government has the ability to determine any amount under that ceiling, and it is really irregular and not transparent
What is the role and capacity of civil society in land policy and management in Rwanda	<p>Research on civil society does not really address the vulnerable, though it can reveal whether civil society is effectively acting on behalf of ordinary citizens or the vulnerable.</p> <ul style="list-style-type: none"> - The advocacy role of civil society is to ensure that the government is doing its job. CSOs conduct M&E on implementation of land policies. - If individuals are to be empowered, empowerment should start with the organizations that represent them. - Civil society refers to a group of people that are putting pressure on the government to make changes. There is need to look at their role and the bridges between them and the government. The focus should be on what larger organizations can do that an individual cannot do.
How has the process of land certification impacted access to credit for agricultural investment?	<ul style="list-style-type: none"> - The question assumes that they have been impacted; it might need to be reframed to remove this assumption. - This research is already being carried out by INES though their research on the land administration system.
What is the level of awareness among Rwandan citizens about land laws and administration? How do communities respect these laws?	<ul style="list-style-type: none"> - Question has been or is already being answered though other research. - Awareness of what laws? People may know that there is a law, but not necessarily what is in it. - We can be aware of the law, but putting it in practice is the issue. Need to separate out awareness and acceptance of the law. - There are a lot of changes in the laws- maybe it is too early to look at awareness

	because many laws have either recently changed or are about to change.
What is the status of land ownership in law and practice among women and men living in <i>de facto</i> and polygamous unions in Rwanda?	<ul style="list-style-type: none"> - This was one of the priorities last year- and came close to being selected. We know it is an issue that people care about. - Research on polygamy and land issues will have an important policy impact. - Research on this topic would require information that might not be available. Need to consider how do we practically select the sample selection because you cannot easily discern who is in a polygamous union or not. - Polygamy exists in traditional societies, but also in the cities. The issue has many dimensions; research on it could impact children born into this type of family. A study could give a clear picture of the situation and ensure we have adequate rules - People keep saying it's a problem, but we have no qualitative data to understand the extent. - Can this be a continuation of the gender and land assessment through a research brief- there is already some data?
<p>How can small plots of land owned by more than one sibling and acquired through inheritance be managed?</p> <p>Rephrased as:</p> <p>What is the impact of article 30 of the land law forbidding subdivision of agricultural plots if the result is one or more plots less than 1 hectare. To what extent are people subdividing informally? What is the effect on disputes, formal registration, ability to transact in land (buy, sell, mortgage), and agriculture productivity?)</p>	<ul style="list-style-type: none"> - Research can inform how to better manage land and show the impact of scattering plots - The government has set rules- if the parcel is less than 1 hectare, it cannot be divided. - In practice there are many parcels that have been split up less than 1 hectare. How can we help our government to understand how people are effectively managing the situation? - Can we rephrase as what has been the effect of this law? The extent of subdivisions? Impacts? This is a common problem, sharing land causes land dispute- even though the law bans subdivision. There is a culture of subdivision, and the same system continues. Land certificates should delineate which parcels of land belong to whom.
Q8+Q9 Merged to form:	<ul style="list-style-type: none"> - Does this question really inform land policy? - Research can help create awareness among the Rwandan communities on the

What is the effect of chemical and organic fertilizers on soil fertility and sustainable agriculture land use	<p>comparable impacts, and perhaps save money</p> <ul style="list-style-type: none"> - This is a rumor- there is no impact. The amount of fertilizers being used is low; - Will research on this topic add new knowledge? There are already many soil and fertilizers studies out there. Moreover, this topic might be better undertaken by an institution like IFDC.
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After a long discussion during the plenary session where some members advocated for or against, members reached agreement on nine topics to take forward for consideration during day 3 of the workshop. These topics are presented in the table below.

Table 4. Selected Research priorities as validated by the plenary

Cluster 1: social relations and civil society	Cluster 2: agriculture, climate change and land use	Cluster 3: land administration and information
What is the status of land ownership in law and in practice among women and men living in de facto and polygamous unions in Rwanda? How is it affecting the access, use and control of land among all members of the family (children, women and men)?	Marginal land, limited access to agricultural inputs and reliance on rain-fed agriculture make small holder farmers vulnerable to the impacts of climate change and variability. What strategies are necessary to enhance the capacity of small holder farmers and communities to adapt to climate change?	Assessing the efficiency of the decentralized land administration system in terms of sustainability, transparency and service delivery.
What is the role and capacity of civil society in land policy and administration in Rwanda, including their degree of engagement, influence, and impact?)	How can land use be optimized for settlement purposes considering the population growth in rural and urban areas?	How can available land information systems be effectively used for development purposes/spatial planning, resettlement, and promoting land markets (buying and selling)?
What is the impact of article 30 of the land law forbidding subdivision of agricultural plots if the result is one or more plots less than 1 hectare? To what extent are people subdividing	What are innovative agricultural approaches given population growth and land scarcity in Rwanda?	Survey to determine the basis of land taxation, valuation and pricing.

informally? What is the effect on disputes, formal registration ability to transact in land (buy, sell, mortgage), and agriculture productivity?		
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3.3. Conclusion of the second day

nna Knox again thanked participants for the great work done in narrowing the research priorities from 63 to nine. She explained to participants that the next day's exercise would involve forming three groups to each review the three research priorities in each cluster. Each group would then select one of the priorities from their cluster to be rated by their fellow participants. By the end of day 3, the group would have narrowed down the research topics to three which would be supported in the project's next research phase.

DAY 3: 23 January 2015

4. ACTIVITIES

The facilitator of the day welcomed all participants to the third day of the workshop. He appreciated the participants on the good job done in the previous two days where they managed to scale down over 63 research topics to nine.

He then called on the participants to break into three groups according to the three clusters (see above) to discuss and come up with one priority topic from each group.

He reminded the participants that the participants should utilize the same process of discussion, ranking and World Cafe methods to select their priority with guidance provided by the facilitators.

4.1. Group discussions and World Café



Day 3 discussions in small groups and the World Café rating exercises followed the same methodology used on day 2.

Participants in a group discussion deliberating on their two research priorities

Based on the outcomes of the World Café rating process, the priorities that got a high number of blue dots are presented in the table below:

Table 5. High Priority research topics

HIGH PRIORITY TOPICS		
GROUP	THEME	SCORE
Cluster 1: (social relations and civil society)	What is the impact of article 30 of the land law forbidding subdivision of agricultural plots if the result is one or more plots less than 1 hectare. To what extent are people subdividing informally, what is the effect on disputes, formal registration ability to transact in land (buy, sell, mortgage? Agriculture productivity?	B =29 Y =9
Cluster 2: Agriculture, climate change and land use	Marginal land, limited access to agricultural inputs and reliance on rain-fed agriculture make small holder farmers vulnerable to the impacts of climate change and variability. What strategies are necessary to enhance the capacity of small holder farmers and communities to adapt to climate change	B = 18 Y = 10 R = 8
Cluster 3: land administration and information	Assessing the efficiency of decentralized land administration system in terms of sustainability, transparency and service delivery	B = 27 Y = 5 R = 0

However, during the World Cafe exercise, participants also allocated a large number of blue dots to three other topics that the groups had not selected as their priority topic. Therefore, these were taken to the plenary session for further deliberation. Table 6 presents these three additional priorities.

Table 6. Additional research topics supported by participants

Cluster 1: (social relations and civil society)	What is the status of land ownership in law and in practice among women and men living in de facto and polygamous unions in Rwanda? How is it affecting the access, use and control of land among all members of the family (children, women and men)?	B = 11
	What is the role and capacity of civil society in land policy and management in Rwanda?	B = 7
Cluster 2: Agriculture, climate change and land use	How can land use be optimized for settlement purposes considering population growth in rural and urban areas?	B = 16 Y=1
Cluster 3: land administration and information	How can available land information systems be effectively used for development purposes/spatial planning, resettlement, and land markets (buying and selling)?	B=11 Y=1

All seven research priorities were discussed in plenary and refinements were made to some. Participants elected to eliminate two research priorities, namely:

- *How is the role and capacity of civil society in land policy and management in Rwanda, and*
- *How available land information systems be effectively used for development purposes/spatial planning, resettlement, land market (buying and selling).*

Specific issues discussed around the remaining five research priority are presented in Table 7.

Table 7. Plenary discussions on selected research priorities on day 3

Research priorities	Discussion held on the topic
<p>Assessing the efficiency of decentralized land administration system in terms of sustainability, transparency and service delivery</p>	<ul style="list-style-type: none"> - DDG: The RNRA has already looked at impediments to efficiency of the decentralized land administration system (LAS) from the perspective of the government- will we look at the priority from a different angle? ICF also funded a study assessing citizens' perceptions of the transparency of the LAS. - <li style="padding-left: 40px;">The research should then assess efficiency citizens' perspectives. Do they think the service is good? Is it transparent? Perhaps the research could inform areas that were not covered by the government study. -INES Ruhengeri is doing ongoing research on the LAS and can perhaps fold some of these issues into their research; IPAR as well.
<p>Marginal land, limited access to agricultural inputs and reliance on rain-fed agriculture make smallholder farmers vulnerable to the impacts of climate change and variability. What strategies are necessary to enhance the capacity of small holder farmers and communities to adapt to climate change</p>	<ul style="list-style-type: none"> - DDG: This is a very complicated project. REMA is working on a report to assess the state of climate change in Rwanda. Rwanda has no land in fallow; the land is fatigued. More and more inputs are being used because people don't have land that can lay fallow. So we have to careful in answering these questions in the context of Rwanda - What we need are strategies. Even if there is no fallow land, we need smart agriculture to address the unique conditions in Rwanda. - RAB: We need to frame this research in terms of action and also include strategies for climate change mitigation. The research needs to be result-oriented
<p>What is the impact of article 30 of the land law forbidding subdivision of agricultural plots if the result is one or more plots less than 1 hectare. To what extent are people subdividing informally? What is the effect on disputes,</p>	<ul style="list-style-type: none"> - This research could perhaps devise policy measures to be taken. The inability to subdivide is causing many disputes. - This is research. It needs to be objective. We should first see what the evidence says

<p>formal registration, ability to transact in land (buy, sell, mortgage), and agriculture productivity?</p>	<p>about this being a problem; then look and see what can be done to shape or adapt policy</p> <ul style="list-style-type: none"> - DDG: It is important to read paragraph 2 of the article. This article was included in the first organic land law. Paragraphs 2 and 3 answer the questions raised. The issue is how is it done in practice, and how should it be done in practice. If you keep telling your kids that you will get one inch of land, it is not sustainable. According to FAO, land that is less than 0.8 hectares is not considered to be economically productive. It can sustain you, but it cannot push you to the next level. What will happens to your children's children, if the land gets even further subdivided? The government is investing in education because we cannot increase the amount of land that is available to us. We need to put a limit somewhere. If there is an impact, it should be positive. We just need to be careful to frame the question correctly to keep in mind the intent of the law. - The research question should be reframed to examine the extent to which people understand this law and know they can register their property together on community of ownership. - The LAND Project doesn't need to set out to revise the law, but rather help fine tune the law such that the community will benefit. - If the land can give benefits other than agriculture (i.e. collateral), is it possible to collect ideas about how people see the impacts of this article and whether their land can generate other benefits - to see how people understand the law? - People subdivided before they registered their land. How does this impact productivity - We need to understand what the reality is to know how we can either adapt reality to the law, or adapt the law to fit reality.
<p>How can land use be optimized for settlement purposes considering the population growth in rural and urban areas?</p>	<ul style="list-style-type: none"> - We need to carry out research to inform the government how land can be used more efficiently. - The population is increasing rapidly. We have to do research to show how land use

	<p>can be optimized and productive to people with a small amount of land.</p> <ul style="list-style-type: none"> - The issue in Rwanda is known. It's the pressure of population on the land. Good human settlements can help. The policy of villagization is stemming from this need. - DDG: We know how we can optimize land use, but talk to people about how they implement the policy. I am not sure how easy this will be. - We cannot assess a law that is not yet drafted. Findings from the research should be used to inform policy drafting. It represents an opportunity to incorporate consultation into the policy.
What is the status of land ownership in law and in practice among women and men living in de facto and polygamous unions in Rwanda? How is it affecting the access, use and control of land among all members of the family? (children, women and men)	<ul style="list-style-type: none"> - Issues of ownership among polygamous unions come up very often in studies, but there is no real quantitative information that is available. - DDG: Are we going to research something which is against the Constitution? - Children are protected under the children's law, but succession law says they can only have a say when the parents are dead. - This issue is not recognized or supported by our laws.

In order to arrive at the three research priorities for the LAND Project to support out of the remaining five research priorities, a decision was made to hold a vote. The votes for each of the five priorities are shown in Table 8.

Table 8. Final stage of research priority selection

Priority	Votes
1. Marginal land, limited access to agricultural inputs and reliance on rain-fed agriculture make small holder farmers vulnerable to the impacts of climate change and variability. What strategies are necessary to enhance the capacity of small holder farmers and communities to adapt to climate change	19 votes (2 nd)
2. How can land use be optimized for settlement purposes in rural and urban areas?	21 votes (1 st)
3. What is the impact of article 30 of the land law forbidding subdivision of agricultural plots if the result is one or more plots less than 1 hectare. To what extent are people subdividing informally? What is the effect on	14 votes

disputes, formal registration, ability to transact in land (buy, sell, mortgage), and agriculture productivity?	
4. Assessing the efficiency of decentralized land administration system in terms of sustainability, transparency and delivery	16 votes (3 rd)
5. What is the status of land ownership in law and in practice among women and men living in de facto and polygamous unions in Rwanda? How is it affecting the access, use and control of land among all members of the family? (children, women and men (social relations and civil society cluster)	5 votes

The three top research priorities elected by participants were:

1. *How can land use be optimized for settlement purposes in rural and urban areas?*
2. *Marginal land, limited access to agricultural inputs and reliance on rain-fed agriculture make small holder farmers vulnerable to the impacts of climate change and variability. What strategies are necessary to enhance the capacity of small holder farmers and communities to adapt to climate change*
3. *Assessing the efficiency of decentralized land administration system in terms of sustainability, transparency and delivery*

These topics will be taken forward by the LAND Project for competitive awards in 2015.

5.0 Closing remarks of the workshop

5.1 Closing Remarks by Mr. Didier Sagashya, Deputy Director General. Lands and Mapping Department, RNRA

Speaking on behalf of the Government of Rwanda, he DDG thanked participants and the organizers. He reminded participants to be proud that Rwanda offers its people opportunities to sit, discuss, and research. In some countries, this does not happen. He reminded participants that they need to be proud as Rwandans of our policies as they are a direct outcome of such consultations.



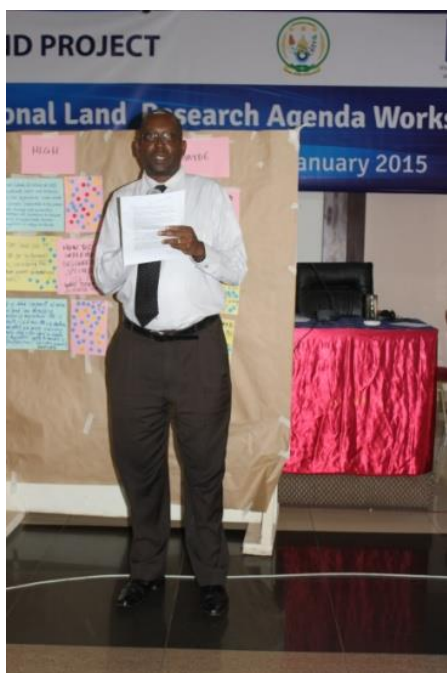
Mr. Didier Sagashya, Deputy Director General. Lands and Mapping Department, RNRA giving his closing remarks

There is a visible shift in land policy emphasis. Claims to land rights have now been guaranteed. Now, the focus is on optimization of land use. Land is an important resource not only for Rwanda but also for African countries more broadly. It is in this regard that African countries have created a Land Policy Initiative to work on land policy development and implementation.

He urged participants to carry out well informed and high quality research. He encouraged researchers to not only consider the three selected topics but also to do research on the topics that were not selected; they are also of great importance. Creating a knowledge management system for land related research will add value and can be built from what is available on the LAND Project's website. He further encouraged people to actively participate during the call for proposals. He ended his remarks by thanking the workshop organizers, USAID LAND Project and IPAR for planning and facilitating this event.

5.2 Closing remarks from USAID Representative, Mr Guillaume Bucyana

In his closing remarks, Mr. Guillaume Bucyana from USAID acknowledged the presence of the Deputy Director General of RNRA, Government officials, civil society organizations, research institutes, fellow donors, and partners represented. He expressed gratitude to all those who made the workshop a reality and was pleased to be closing the workshop on the National Land Research Agenda.



Mr. Guillaume Bucyana from USAID giving his closing remarks

In light of the objectives, he deemed the workshop a success, largely due to the fact that the project has worked closely with RNRA. He appreciated the excellent support from partners and commended the presenters for their quality presentations as compared to previous workshops though the time for discussions was limited.

He complemented the GOR/RNRA, IPAR, and the LAND Project team for the wonderful arrangement of the workshop and also for the freedom given to the participants to express themselves. He regarded the forum as a great learning and knowledge sharing experience. He expressed sincere thanks to all participants who came from different places (Kigali and out of Kigali) and for their active participation towards the success of the workshop, sponsored by USAID in close collaboration with MINIRENA/RNRA. He noted that the organizers worked tirelessly and that the workshop was a success because of their efforts and participation.

5.3 Closing remarks from the IPAR Executive Director–Ms. Eugenie Kayitesi

In her closing remarks the IPAR Executive Director, thanked the participants for their contributions to making the workshop a success and commended the USAID LAND project for not only gathering researchers from other institutions to discuss land related issues, but also for bringing IPAR on board.



Ms. Eugenie Kayitesi , ED IPAR giving her closing remarks.

She reminded the participants about the role of evidence-based research in informing policy, especially at this particular time when Rwanda is implementing the second phase of its Economic Development and Poverty Reduction Strategy (EDPRS 2) while also looking forward to the sustainable development goals. Research is key to help Rwanda deliver on these commitments.

In order to link research to policy making, IPAR Rwanda in partnership with other stakeholders has established the Economic Policy Research Network (EPRN) as a framework to build the capacity of local researchers so that they may play a key role in Rwanda's socio economic transformation process. The National Land Research Agenda workshop supported by RNRA, USAID, and the LAND project is another important opportunity for

research linked to land to influence decision making in different sectors.

Ms. Kayitesi said that IPAR is happy to continue working with USAID LAND project in pursuing the noble mandate of research capacity building in Rwanda

5.4 Closing remarks from USAID LAND Project Chief of Party, Ms. Anna Knox



Ms. Anna Knox, Chief of Party, USAID LAND Project giving her closing remarks

LAND Project Chief of Party Anna Knox in her closing remarks thanked the participants for their contributions to the task of narrowing 63 research priorities down to three. This was a big task, and she commended participants for a job well done and the achievements made. She briefed participants on the way forward.

In briefing participants on the way forward, the Chief of Party said that the project would hold consultations with GOR officials to gain input on the terms of reference for the research topics chosen.

The ToRs would be developed and shared with the land sector stakeholder mailing list and advertised in the media to elicit comments and inputs. Once the ToRs are finalized, a call for proposals will be advertised in the New Times and Igihe.com and also

sent to the land sector stakeholder mailing list members. At that point, those interested can apply.

She urged those interested to prepare quality proposals as the selection process by an independent review committee is rigorous. She stressed that the USAID LAND project is committed to a fair and transparent process for selecting successful offerors.

6. Workshop Evaluation

At the conclusion of the National Land Research Agenda workshop, participants were given an opportunity to appraise the workshop's substance; organization and management through an administered evaluation questionnaire (see Annex D). Each year, results from participant feedback are used by the LAND Project to improve subsequent National Land Research Agenda events.

This section summarizes participants' ratings on the following evaluation criteria: 1) overall workshop assessment, 2) quality of research presentations, 3) quality of plenary discussions, 3) effectiveness of research prioritization exercise, 4) satisfaction of selected research priorities, 5) facilitation of the workshop, and 6) organization and management of the workshop logistics. Narrative feedback provided by participants corresponding to the different criteria is also provided. Thirty three (33) workshop participants completed and returned the questionnaires.

6.1 Overall Workshop Assessment

Of the 32 individuals out of 33 who responded to the question on the overall assessment of the workshop, 21 respondents (65.6%) ranked the workshop as good while 9 individuals (28.1%) ranked it as excellent. Only 2 individuals (6.3%) ranked the overall management of the workshop as average. One individual did not respond to this question.

6.2 Quality of Research Presentations

Asked to rate the quality of the workshop research presentations delivered on the first day on a scale of very poor to excellent, of the 33 participants who filled out the questionnaires, 32 responded to this question. Twenty two individuals (68.8%) ranked the quality of research presentations as good while 7 (21.9%) and the remaining 3 (9.4%) ranked the quality as average and excellent respectively. Though the presentations depicted land issues, out of eight individuals who provided feedback on their ratings, four were not satisfied with the fact that some of the presentations had only preliminary results, which they said did not foster in-depth discussions to guide policymakers.

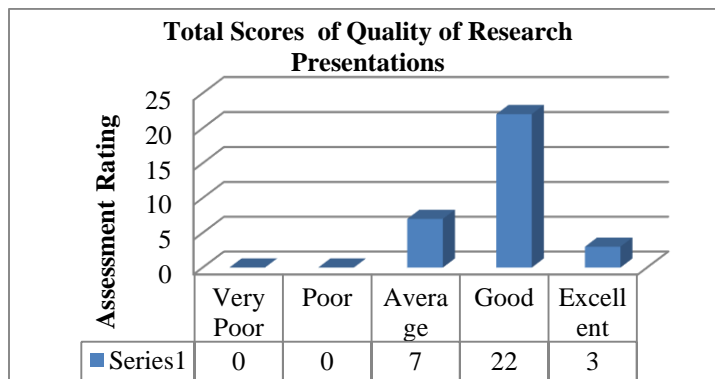


Figure 1: Quality of Research Presentations

6.3 Quality and Interactiveness of the plenary discussions

On scale of 1 (very poor) to 5 (excellent), of the 33 participants who responded to the question, 15 individuals (45.5%) ranked the quality and interactiveness of the plenary discussions as excellent, while 16 participants (48.5%) judged them to be good. Only 2 individuals (6%) ranked the quality as average. Overall, most of the participants were satisfied with how the plenary discussions went in terms of inclusiveness and liveliness in the discussions where every participant was allowed to express him/herself in the language which they found most comfortable.

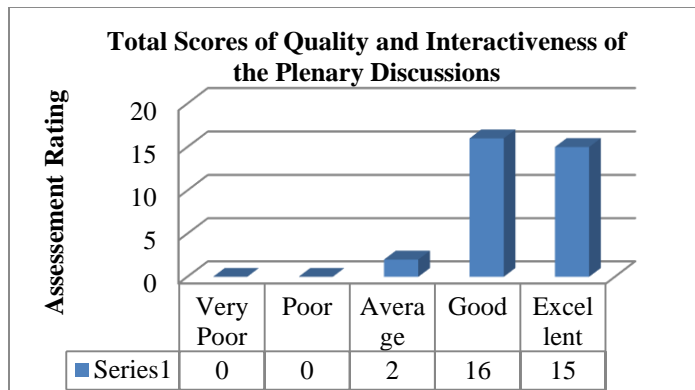


Figure 2: Quality and Interactiveness of the Plenary Discussions

6.4 Effectiveness and Dynamism of the Research Prioritization Exercise

Asked to rate the effectiveness and dynamism of the research prioritization, all of the 31 respondents to the question ranked the effectiveness and dynamism as both excellent (15 individuals / 48.4%) and good (16 individuals / 51.6%). Many participants expressed their satisfaction with the process of selecting research priorities, citing aspects like: participant adding substance to the discussions, transparency of the process, and in the criteria used to select research topics. Yet, two respondents expressed that using two days to select a research priorities was too long and suggested reducing this to one day next time.

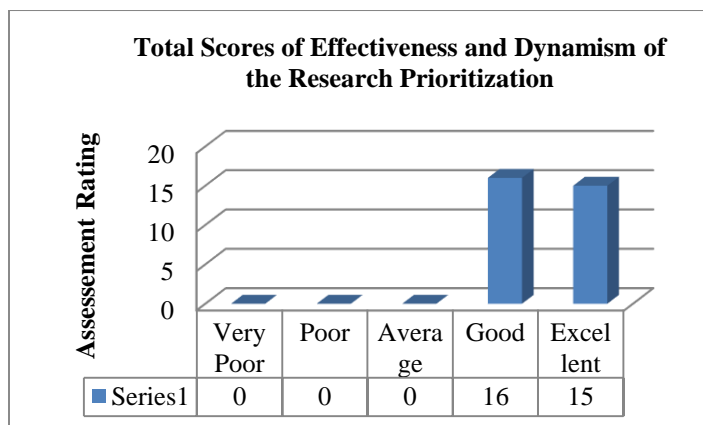


Figure 3: Effectiveness and Dynamism of the Research Prioritization

6.5 Satisfaction with the Selected Research Priorities

Of the 27 individuals out of 33 who responded to the question, 7 individuals (26%) ranked their satisfaction with the selected research priorities as excellent, while 13 respondents (48%) said it was good. The remaining 7 respondents rated their satisfaction as average. Respondents to this question had mixed feelings on the chosen topics, some of whom thought they were relevant to current laws and policies related to land, while others thought the best topics were ultimately not selected.

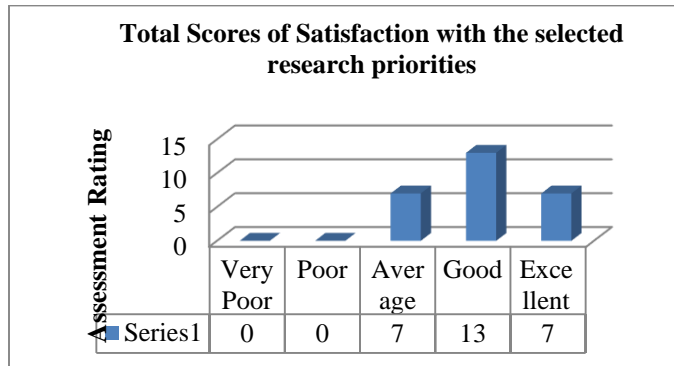


Figure 4: Satisfaction with the Selected Research Priorities

6.6 Facilitation of the Workshop

Of the 30 persons who responded to the question, 9 individuals (30%) ranked the facilitation as excellent, 18 individuals (60%) ranked it as good, while 2 individuals (6.7%) ranked it as average. Only 1 individual (3.3%) ranked the facilitation of the workshop as very poor. Most of the respondents echoed that the facilitation was in general great and allowed participants to interact and discuss many points on the presentations and selected priorities. The few people who scored the facilitation as very poor or average did not elaborate on the reasons for their ratings.

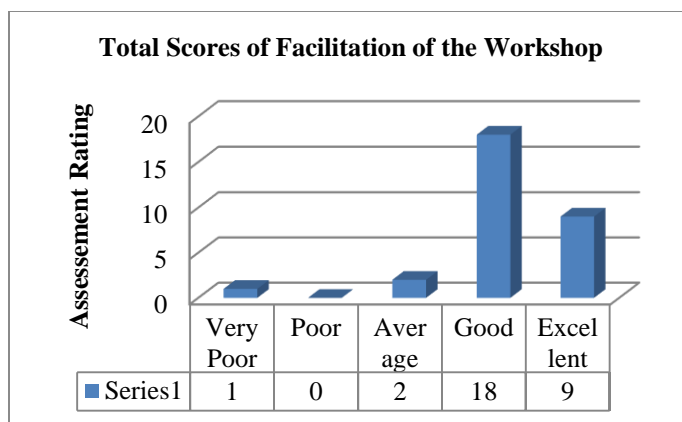


Figure 5: Facilitation of the Workshop

6.7 Organization and Management of Workshop Logistics

Of the 31 participants who responded to the question, 12 individuals (38.7%) ranked the organization and management of the workshop as excellent, while (14 individuals (45.2%) considered them as good. Only 5 individuals ranked the organization as average (16.1%).

Though many respondents were satisfied with the way the workshop logistics were organized and managed, few respondents recommended that next time the organizers need to:

- Take the workshop outside of Kigali to allow full and focused participation (2);
- Reduce the workshop length to two days to attract greater attendance (2);
- Provide transportation fees for motivation purposes (3); and
- Engage the local government since they are the ones who implement land policies and interact on a daily basis with the local population in land-related activities (1).

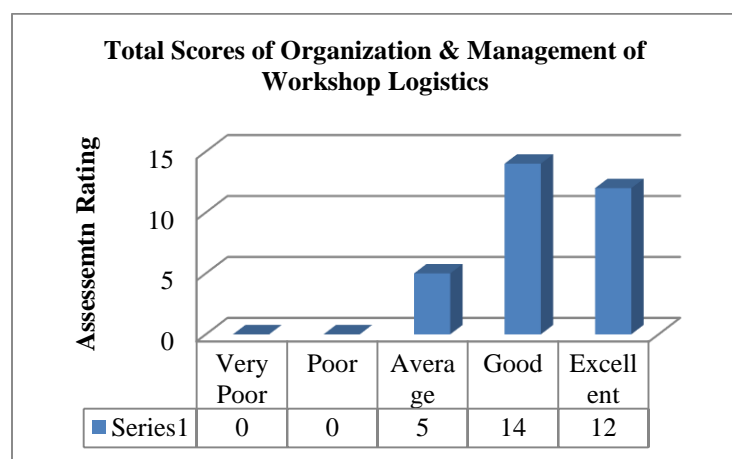


Figure 6: Organization and Management of Workshop Logistics

LIST OF ANNEXES:

ANNEX A: NLRA WORKSHOP EVALUATION QUESTIONNAIRE

WORKSHOP EVALUATION FORM National Land Research Agenda January 21 – January 23, 2015, Kigali, Lemigo Hotel

The purpose of this form is to elicit your evaluation of the content and organization of the workshop. Your feedback is highly valued and will inform how the LAND Project can continue to improve future National Land Research Agenda events. Kindly return the form to Mireille Ikirezi or another LAND Project staff.

Name of organization you represent (optional):

Using a scale from 1 to 5 (1=very poor; 5=excellent), please rate the workshop based on the following criteria, circling the rating that matches your assessment. We would value any comments to explain your rating if you would like to provide them.

1. Quality of the research presentations delivered on the first day.

1) Very Poor 2) Poor 3) Average 4) Good 5) Excellent

Comments:

2. Quality and interactivensess of the plenary discussions

1) Very Poor 2) Poor 3) Average 4) Good 5) Excellent

Comments:

3. Effectiveness and dynamism of the research prioritization exercise.

1) Very Poor 2) Poor 3) Average 4) Good 5) Excellent

Comments:

4. Satisfaction with the selected research priorities

1) Very Poor 2) Poor 3) Average 4) Good 5) Excellent
Comments:

5. Facilitation of the workshop.

1) Very Poor 2) Poor 3) Average 4) Good 5) Excellent
Comments:

6. Organization and management of workshop logistics.

1) Very Poor 2) Poor 3) Average 4) Good 5) Excellent
Comments:

7. Overall assessment of the workshop

1) Very Poor 2) Poor 3) Average 4) Good 5) Excellent
Comments:

Please provide any additional comments or suggestions you may like to offer
(You may also use the reverse side of this paper if you need more space):

Thank you for your participation!

Annex B: NLRA Workshop Agenda

National Land Research Agenda Workshop

21-23RD January 2015

Lemigo Hotel - Kigali, Rwanda

Day 1: January 21st 2015

Time	Activity	Responsible
8:30 – 9:00	Arrival and registration of participants	IPAR Staff
9:00 – 9:10	Presentation of Day 1 Agenda	Facilitator 1: John Rwirahira
9:10 - 9:25	Opening Remarks	USAID: Peter Malnak, Mission Director
9:25 - 9:40	Opening Remarks	RNRA: Emmanuel Nkurunziza, Director General
9:40- 10:10	Presentation of the LAND Project, project support to land-related research and objectives for the NLRA Workshop	LAND Project: Anna Knox, Chief of Party
10:10 -10:20	Session Introduction: Ongoing Research on Land Matters	Facilitator 1: John Rwirahira
10:20 –10:50	Tea/Coffee Break and group photo	IPAR
10:50 – 11:10	Presentation: The Impact of Gendered Legal Rights to Land on the Prevalence and Nature of Intra-and Inter Household Disputes – Preliminary Findings from Qualitative Research	The Institute for Legal Practice and Development (ILPD)
11:10 -11:40	Discussion	Facilitator 2: Lillian Mutesi
11:40 -12:00	Presentation: The role of the Grassroots Mediation in Effectiveness of the Land Reform	Dr. Tom Mulisa, Rwanda Initiative for Sustainable Development (RISD)
12:00-12:40	Discussion	Facilitator 2: Lillian Mutesi
12.40-1.40	Lunch	IPAR
1:40 – 2:00	Presentation: Land Tenure Reform and Local Government Revenues in Rwanda	Fidele Masengo, Deputy Chief of Party, LAND Project
2.00 -2: 40	Discussion	Facilitator 3: Roger Mugisha
2:40 – 3:10	Presentation : Assessment of Citizen Vulnerability and Knowledge of Land-related Law in Rwanda: Finding from a Project Baseline Survey	Mireille Ikirezi, M&E and Program Advisor, LAND Project
3:10 – 3:40	Discussion	Facilitator 3: Roger Mugisha
3:40 – 4:00	Coffee/Tea Break	IPAR
4: 05 – 4: 30	Recap of Day 1 and Preparation for Next Day	LAND Project

Day 2: January 22nd 2015

Time	Activity	Responsible
8.30 – 9.00	Arrival and registration of participants	IPAR
9.00-9.10	Presentation of Day 2 Agenda	Facilitator 1: John Rwirahira
9.10- 9.40	Presentation of top land-related policy research priorities as defined by participants, and organization of small group prioritization exercises.	Jabavu Nkomo, Senior Climate Change and Research Advisor, LAND Project
9.40-10.00	Plenary discussion on research priorities	Facilitator 1: John Rwirahira
10.00-10.20	Coffee/Tea break	IPAR
10.25- 12.00	Small group session 1: Evaluation and ranking of research topics by cluster	Facilitator 2: Lillian Mutesi
12:00- 1:00	World Café: Groups review each others' evaluations and rankings	Facilitator 2: Lillian Mutesi
1:00 -2:00	Lunch	IPAR
2:00-2:45	World Café continued	Facilitator 3: Roger Mugisha
2:45 -3:30	Plenary: Consensus-building around priority research topics	Facilitator 3: Roger Mugisha
3.30 - 4.00	Coffee/tea break	IPAR
4:05 - 4:30	Recap day 2 and preparation for next day	Facilitator 1: John Rwirahira

Day 3: January 23rd 2015

Time	Activity	Responsible
8:30 – 9:00	Arrival and registration of participants	IPAR
9:00-9:10	Presentation of Day 3 Agenda	Facilitator 1: John Rwirahira
9:10 -10:10	Small group session 2: Evaluation and ranking of research topics by cluster	Facilitator 1: John Rwirahira
10:10-10:25	Tea/Coffee break	IPAR
10:25-11:05	World Café: Groups review each other's evaluations and rankings	Facilitator 2: Lillian Mutesi
11:05-12:00	Plenary: Final selection of 3-4 priority research topics	Facilitator 3: Roger Mugisha
12:00-12:15	Next Steps: Taking the research priorities forward	LAND Project Chief of Party
12:15-12:30	Closing Remarks	USAID: Guillaume Bucyana, Democracy and Governance Officer
12:30-12:45	Closing Remarks	RNRA: Didier Sagashya, Deputy Director General, Lands and Mapping Department
12:45-1:45	Lunch	IPAR
14:00	Departure	

Annex C: List of proposed research priorities

Cluster 1. Land, Agriculture Development and Investment

No	Research Priority
1	What is the process in law and in practice to transform small scale, household-based subsistence farming into large scale commercial farming? What is the impact of this process on the livelihoods of households and rural communities?
2	How should land be effectively utilized and developed through small plots in a way that best benefits farmers and Rwandans in general?
3	How has the process of land certification impacted access to credit for agricultural investment?
4	What adaptation strategies can be adopted to address farm-land erosion in marshland and hillside areas?
5	How does integrated land management impact agricultural development in urban and rural areas?
6	How has Land Use Consolidation impacted hillside areas?
7	What has been the impact of Land Use Consolidation on food security in Rwanda?
8	What is the effect of chemical fertilizers on soil fertility?
9	Is the use of organic fertilizers a key factor for promoting the sustainability of agricultural land use?
10	What are innovative agricultural approaches given population growth in Rwanda?
11	Marginal land, limited access to agricultural inputs and reliance on rain-fed agriculture make small holder farmers vulnerable to the impacts of climate change and variability. What strategies are necessary to enhance the capacity of small holder farmers and communities to adapt to climate change?
12	Rwanda has a digital soil map at a (1:50,000) but this important land resource information is not used to formulate sound policies and programs or to take informed decisions. There is therefore a need to understand how this important planning tool can be the foundation of Rwanda agriculture development

	reasoning and how it can help to understand the problem of endemic poverty and chronic malnutrition
13	Which efficient use of acidic soils of Rwanda: input intensification (lime, manure, fertilizers and quality seeds) or acid tolerant crops?
14	Country wide identification of farmers' soil nomenclature and the soil fertility management reasoning behind to ease communication between scientists and farmers
15	Capacity building: digital soil mapping; near infrared technology for affordable physical and chemical soil property characterization

Cluster 2. Land use, Settlement and Affordable Housing

No	Research Priority
1	What are the agricultural impacts and socio-economic implications from informal settlements?
2	Settlement and land Use: How can Rwandans move from building big individual houses to apartment living and maximize smaller areas of available land?
3	Upgrading Informal Settlement - How can informal settlements be upgraded in a sustainable manner? Which settlements can be formalized (i.e. those that are not in hazard areas?
4	How can land use be optimized for settlement purposes in rural and urban areas?
5	What is the process for developing urban land use plans? Are ordinary citizens engaged in the process? Do they have a meaningful voice and are they able to shape the outcomes? To what extent do urban land use plans address the needs of the poor and vulnerable (e.g. provision of adequate low-income housing, access to essential and affordable services and infrastructure). To what extent are these needs addressed and why (not)?
6	How is land used for construction purposes, in relation to the population growth?
7	How can construction of affordable houses promote efficient land use and food security?

8	How suitable is land allocated to housing and construction purposes vis a vis agriculture, environment, health, etc.?
9	What are the economic, social and environmental outcomes associated with implementation of imidugudu (rural villagization) policy?
10	What are the socio economic aspects preventing the sustainable land use for people living outside imidugudu villages?
11	What is the socio-economic impact on sustainable land use by construction of four in one types of houses in rural areas?

Cluster 3. Land Valuation, Land Market and Off-farm Income Generating Activities

No	Research Priority
1	Land Taxation - How is land and property taxation practiced in Rwanda? What effects does it have on land owners and tenants, particularly farmers? What is their perception surrounding land tax and expropriation/compensation?
2	How can land information systems assist development in Rwanda? Is information on land being used for different purposes like spatial planning, resettlement, etc.?
3	Is there a land market in Rwanda? Can a database for land and property markets be established?
4	Rural exodus for landless (especially the youth) in Rwanda: Where do they go? (Destination, available opportunities, the project they go to, how do they live?
5	How do off-farm activities mitigate land related disputes?
6	Land and Tourism - Does Tourism affect the environment in Rwanda? Is Tourism affecting the land of the population?

Cluster 4. Land rights, Gender, Climate Change and Environment Protection,

No	Research Priority
1	What is the impact of climate changes to current and future trends in land management in Rwanda? What support services are there available for farmers (mapping) to effectively cope with climate change?

2	Climate change has manifested itself in terms of natural hazard occurrence (floods, droughts, landslides, etc.), and can therefore be seen as a disaster management issue. How can we link planning, disaster management and climate change to build community resilience?
3	How is land managed in dry lands, wetlands, marshlands, and protected areas?
4	What are the impacts of land use and cover change?
5	How does natural resource management affect land tenure?
6	What are the gender dimensions of land based conflict? What is the relationship between land and GBV in Rwanda?
7	What are the roles and rights of women in land acquisition and exploitation?
8	How can land be used as a main guarantee for rural women's business development?
9	How is land inheritance and ownership defined by law and in practice among women (and men) in consensual unions and polygamous marriages?
10	How do women in illegal marriages (including polygamous unions) secure and use land. What is the impact of distribution of the common assets in unlawful marriages?
11	What is the status of land ownership in Rwanda in the face of man and woman?
12	What are the main causes of separation and its impacts to children especially from women who are in illegal marriage?

Cluster 5. Impacts and Awareness of Land-related Laws

No	Research Priority
1	How can communications campaigns on effective land use and creation of off-farm activities reduce land related disputes?
2	What channels do men and women use to bring disputes and assert their rights?
3	What is the status of process and procedures for the implementation of the Expropriation law?

4	What is the capacity and level of awareness (knowledge and human resources) to carry out land administration in Rwanda?
5	To what extent is the collected information on land up to date and what is needed to update it?
6	What is the level of awareness among Rwandan citizens about land laws? How can communities respect these laws?
7	What legal rights do teenagers and orphans have to their parents' land in rural areas?
8	Are local leaders aware of the extension techniques for the land use consolidation program and how these techniques can improve implementation?
9	What is the level of community understanding of Art No 22 of the Land Law (cession des terres)?

Cluster 6. Land Administration, Management and Service Delivery

No	Research Priority
1	What is the level of transparency in land administration in Rwanda?
2	How are land acquisitions to support private sector investments being carried out in Rwanda? What does the law provide (and not provide) and what is the practice?
3	How well is the decentralized land administration system working? (Are the responsibilities of land authorities at different levels well-defined? Are land authorities knowledgeable of the legal framework and their responsibilities to adequately carry out their duties? Are performance monitoring and accountability systems in place? Are the responsibilities of land authorities implemented efficiently, including responsibilities to register land transactions? Is the system sustainable, both economically and socially?)
4	What are the challenges facing Districts/City of Kigali One Stop Centres in relation to land related service delivery?
5	What is the level of civic participation in land related legal drafting processes?
6	To what extent do CSOs involved in the land sector: 1) engage in advocacy to strengthen citizen land rights, 2) monitor the implementation of the broader legal framework on land, 3) draw on high quality research to inform their advocacy positions, 4) propose clear measures to strengthen policy and policy implementation,

	and 5) utilize effective advocacy strategies to engage policy makers on land issues? What can be done to strengthen CSO-led advocacy in the land sector?
7	What is socio-economic impact of decentralizing land related services?
8	How can small plots of land owned by more than one sibling and acquired through inheritance be managed?
9	How can inherited landholdings be managed when the person is a non-resident (i.e. a woman inherits land but does not live in the location)?
10	What is the decision-making process for land dispute resolution by different actors? Why/how do different institutions respond to disputes differently?

Annex D: Research Prioritization Methodology

Three Phases

1. Small Groups – Each group prioritizes topics within their research cluster
2. World Café – Groups rotate to visit work of other groups and weigh in with their opinions using colored dots.
3. Validating Priorities – Facilitator groups subsets of research priorities for validation

Phase 1: Small Groups

1. Individuals assemble in small groups according to their thematic interests. If one or more groups end up very large, facilitators will redistribute persons.
2. Small group first selects facilitator/presenter and rapporteur. Facilitator/presenter is ‘stay-behind’ person during Phase 2. Rapporteur captures salient discussion points from group discussion, and delivers these to the conference organizers at the end of the day.
3. Groups review cards with suggested topics: eliminate duplicates, reformulate, add any critical missing priorities in that cluster. Use blank cards for this.
4. Paste final set of cards (topics) on paper under “Research Priorities.”
4. Group assesses each topic according to 3 criteria and ranks on scale of 1 to 5.

i. Relevance to land and land policy

1=Very low 5=Very high

ii. Potential to influence policy that will affect ordinary citizens, esp. most vulnerable

1=Very low 5=Very high

iii. Cost and Complexity of the research

1=Very costly/too complex 5=Good value/not overly complicated

5. Add other criteria for consideration if desired.

6. Assign an average score to each research topic. (Does not have to be precise average !)

Research Topics	Relevance to land/land policy	Influence lives of ordinary citizens/vulnerable	Cost/ complexity	Final Score
Topic 1	2	5	3	3
Topic 2	4	3	4	4
Topic 3	3	2	5	3
Topic 4	5	4	1	4
Topic 5	4	2	2	3

7. Select top TWO research priorities – rewrite and place on separate flip chart paper.

Cluster A

Research Topic 1

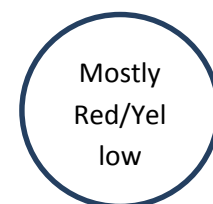
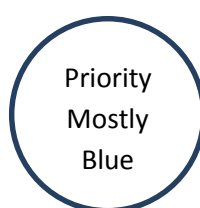
Research Topic 2

Phase 2: World Café

1. Each group member should give an individual rating to the two selected priorities using colored dots – blue=agree; red=disagree; yellow=unsure. ONE dot per person per priority! (i.e. each person should use only TWO dots).
2. THEN, each group rotates clockwise to next group's station, EXCEPT the group's facilitator who stays behind.
2. Facilitator explains to visiting group two priorities his/her group selected and the reasons why they were selected.
3. Visiting group weighs in on two priorities using colored dots – blue=agree; red=disagree; yellow=unsure. ONE dot per person per priority!
4. Visiting group members may also indicate if feel a non-prioritized topic should be a priority – using a blue dot.
5. After 20 minutes, visiting group rotates to next cluster and repeats same process until all group work is assessed by all groups.

Phase 3: Validation

1. During tea break, facilitator arranges assessed priorities into 3 categories on flipcharts based on dot rankings.
 - i. Mostly blue dots = most agree are priority
 - ii. Mixed colors = mixed opinions
 - iii. Mostly red/yellow = most agree not priority



2. Facilitator validates subset of priority topics (mostly blue) in plenary and ensures all agree to discard low priority topics (mostly red/yellow) from consideration. Facilitator elicits for/against arguments from participants on the Mixed topics and then elicits group opinion on whether to move these to the priority subset (if all agree) or the discard subset.
3. P:riority topics ONLY are re-clustered by facilitators for a final round of prioritization by participants the next day.

Annex E: Participants List

No	Name	Name of organization	Position	Telephone	Email address
1	TWAGIRAYEZU EMMANUEL	MINAGRI	Specialist	0788 640537	twagem@yahoo.fr
2	JABAVU NKOMO	LAND PROJECT	CC&RA		j.nkomo@land-project
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46	NIYOMUKIZA	ISANGO STAR	Translator	0788 821814	
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